

Northcrest 1st District Working.Together.

Virtual Townhall

November 24, 2021



Agenda

- **Purpose:** To share and seek feedback on early thoughts and vision for Northcrest 1st District

7:00	Land Acknowledgement, Welcome and Agenda Review
7:10	Introductions
7:15	Presentation: Background, Planning Process, Northcrest 1 st District Vision and Themes
7:40	Facilitated Discussion
8:55	Wrap-up and Next Steps
9:00	Adjourn

Land Acknowledgement

We acknowledge that the Downsview lands are on the traditional territory of the Mississaugas of the Credit who signed Treaty 13 (1805), and that these lands have also been the historic homelands of the Huron Wendat and Haudenosaunee people.

Meet the Team

Northcrest Developments was formed in 2018 to lead the planning and development of the Downsview Airport Lands by the site's owner, the Public Sector Pension Investment Board (PSP Investments), one of Canada's largest pension fund managers. PSP Investments bought the 370 acre site from Bombardier Aerospace, who is moving to Pearson Airport at the end of 2023.



Responsible Development

Northcrest acknowledges the enormous opportunity ahead. We appreciate and embrace the responsibility that comes with our role.

This development will have a significant impact on those who live here now and those who will come in the future, and we want to make that impact positive, particularly for local and equity-deserving communities.

We believe development has the power to improve outcomes for people and overall quality of life. To do that, it must be done responsibly. **And that is our commitment to you: Responsible Development.**

Working. Together.

Community engagement is an important part of our planning process. Regular and meaningful community engagement will help us ensure that the 1st District plans reflect the community's priorities. **Working together**, we will create a place where everyone will thrive.



TOWNHALLS



POP-UP
EVENTS



YOUTH
ENGAGEMENT



TARGETED ENGAGEMENT &
FOCUS GROUPS

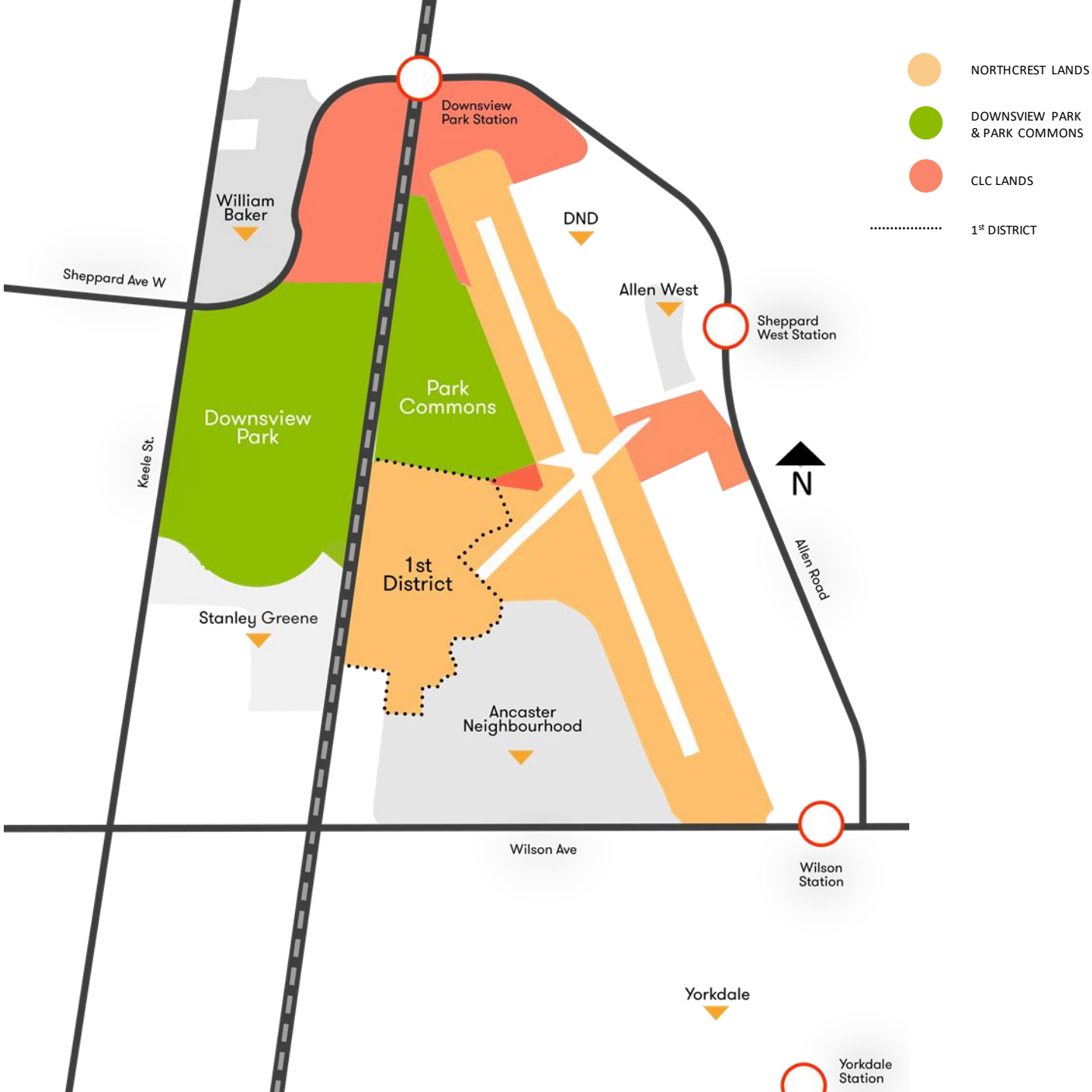


INDIGENOUS SHARING
CIRCLE



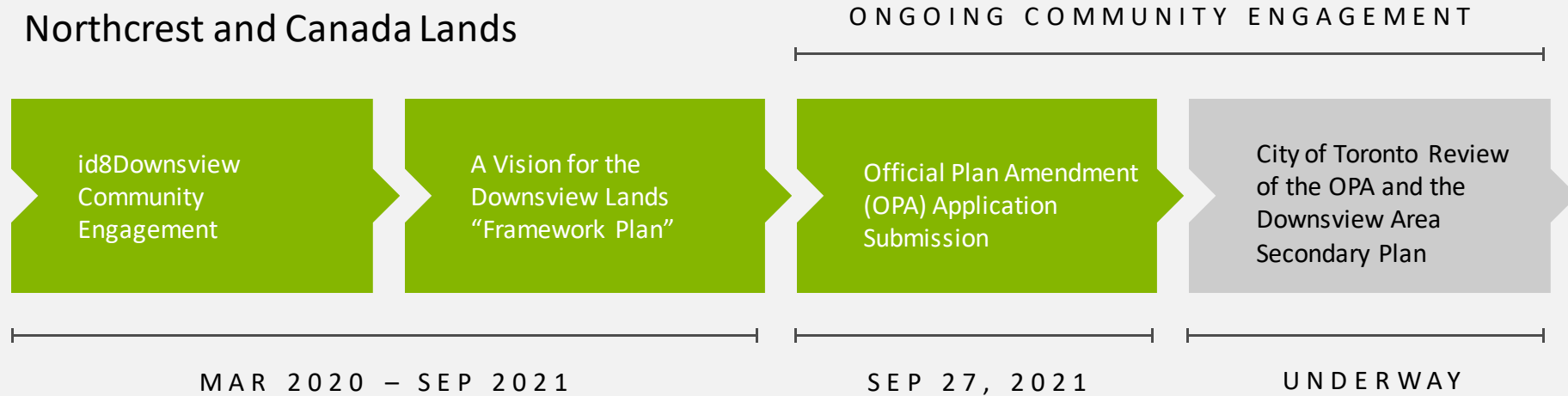
SURVEY

The Project



Two Processes

Northcrest and Canada Lands



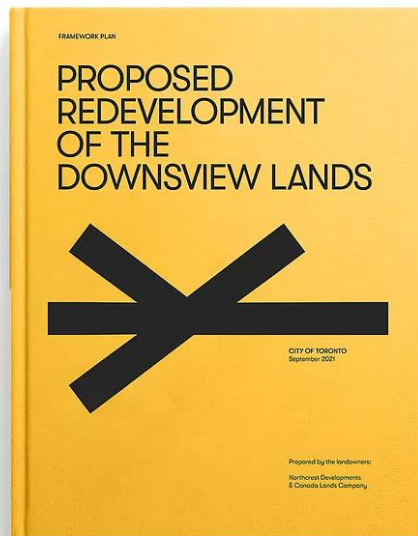
Northcrest Only



What We Heard

- ▶ Community & Stakeholder Priorities
- ▶ Public Policy Priorities
- ▶ Northcrest & Canada Lands Landowner Priorities

FRAMEWORK PLAN



"It is important to maintain employment to provide jobs in the area and support other local businesses."

JOBS

"I am looking forward to using this area so that those of us connected and not connected can feel there is a safe place to gather and be a community."

CONNECTIONS

"Creating easy pedestrian connections from the three subway stations to the site will be essential."

PEDESTRIAN-CENTERED

"I imagine this as a space where our people want to be and share their life together ... A place that honours our teachings. A place where we demonstrate how welcoming we really are and our interest in sharing."

INCLUSIVE

"Show respect for nature including water, birds, pollinators and other local flora and fauna."

NATURE

"It is important to maintain employment to provide jobs in the area and support other local businesses."

OPEN SPACE

Connections to the Framework Plan



ESTABLISHING
COMPLETE
CONNECTED
COMMUNITIES



ACHIEVING
INHERENT
SUSTAINABILITY
& RESILIENCE



CULTIVATING
CITY-NATURE



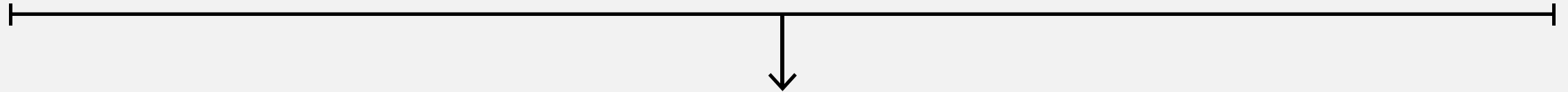
CONNECTING
PEOPLE &
PLACES



EMBEDDING
EQUITY &
ACCESSIBILITY



HONOURING
THE
UNIQUENESS OF
THE PLACE AND
ITS PEOPLE



Northcrest 1st District Vision

1st District Vision

Northcrest 1st District will be a vibrant, **thriving employment hub** built on Downsview's legacy of innovation and excellence. Anchored by a world-class film studio campus, the 1st District will be home to technology and creative industries, bringing **new jobs and opportunities**, and creating a unique place to live, work, shop and enjoy life.

This **low-carbon community** will be highly walkable, with a **new connection to Downsview Park**, local transit service and lively public spaces. New mid and low-rise housing, of a spectrum of affordability, will transition thoughtfully into existing neighbourhoods, while adding **new parks**, playgrounds and cultural programming.

Northcrest 1st District will retain the rich heritage and history of the area and be **a place welcoming to all**.



1st District Themes



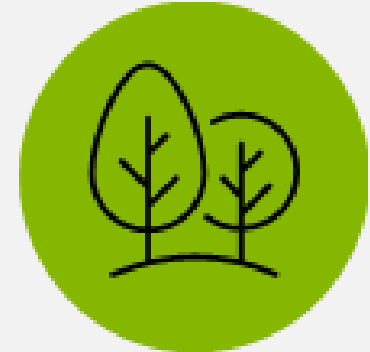
NEW JOBS AND
INDUSTRIES



NEW HOMES
AND HOUSING



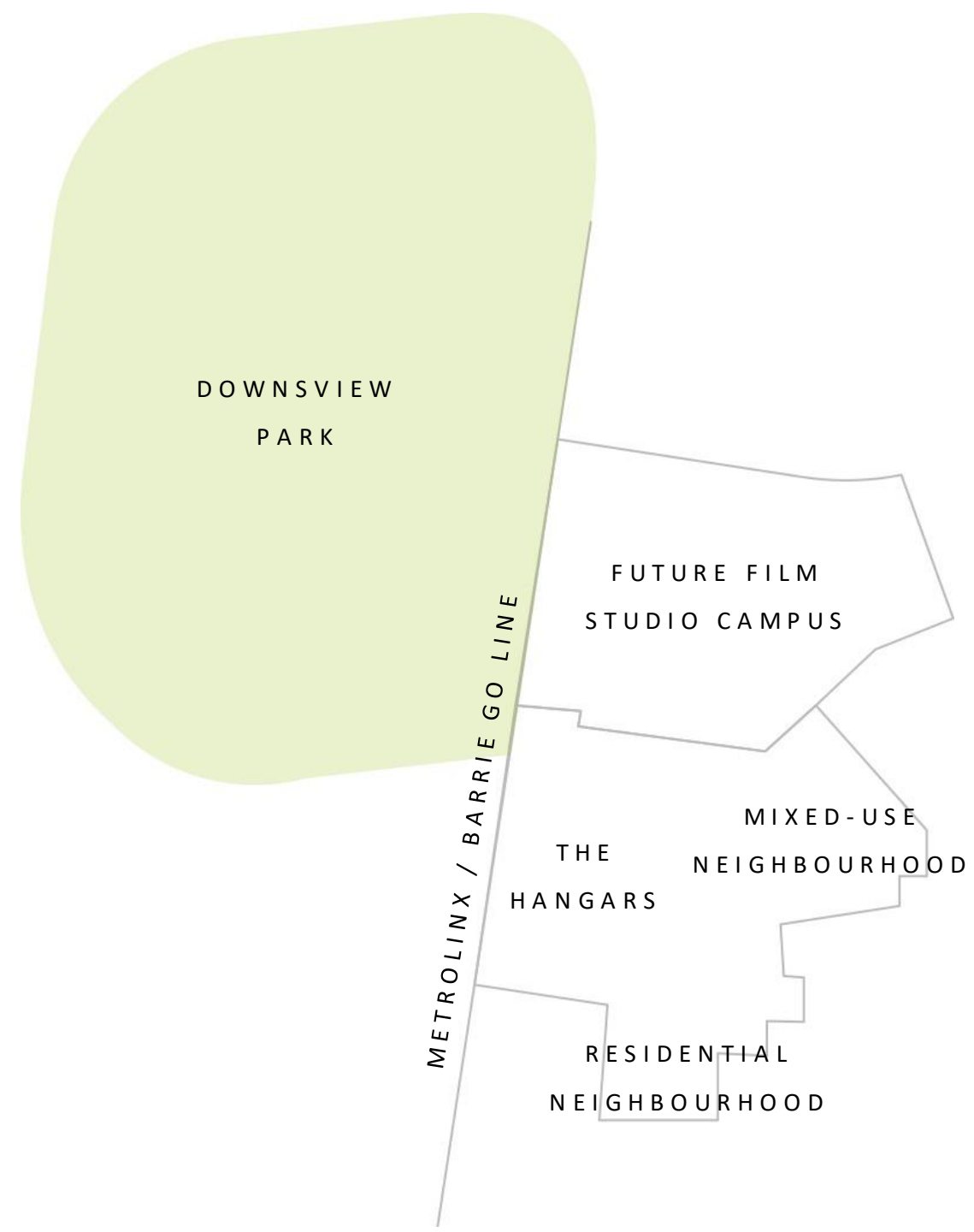
WALKABLE AND
CONNECTED



NATURE-FIRST,
CULTURE-
FORWARD

1st District At-a-Glance

- ▶ 46 acre state-of-the-art film and television production campus
- ▶ 56 acres of employment, mixed-use and residential areas
- ▶ A pedestrian bridge to Downsview Park
- ▶ New connections to local transit
- ▶ More than 8 acres of new parks and open space
- ▶ Thousands of new jobs in technology-based, creative industries
- ▶ Rich in arts and culture



Film Studio Campus

- ▶ A new 1 million sq ft state-of-the-art film and television production studio campus.
- ▶ \$200M+ investment and thousands of new jobs.
- ▶ Responds to community calls to create local employment opportunities in place of Bombardier's planned departure.
- ▶ Construction anticipated to begin in 2023.
- ▶ The Film Studio Campus is an "as-of-right" development and, therefore, independent of the 1st District Plan review and approval process.



The Hangars

- ▶ 1 million square feet of existing buildings on the Bombardier site
- ▶ Adapted for reuse as employment space, commercial use and event space
- ▶ Preserves the physical heritage of the site



The Hangars – Adaptive Re-use



A New Mixed-Use Neighbourhood

- ▶ A mixed-use neighbourhood, including residential, retail, open space, community facilities, and employment space



Residential

- ▶ A new residential neighbourhood comprised of low and mid-rise buildings, including affordable housing options, and parks, open space, and amenities.
- ▶ Low-rise buildings placed in the southern-most part of the district to provide a comfortable transition to the Ancaster neighbourhood



PRESTO TOWNS – TORONTO, ON



RIVERSIDE SQUARE – TORONTO, ON

Parks and Open Space

- ▶ More than eight acres of new parks and open spaces
- ▶ A pedestrian bridge connecting the district to Downsview Park
- ▶ A re-envisioned tree-lined "taxiway" linking the district to a re-animated runway



NYTORGET SODERMALM – STOCKHOLM, SE



BARBARA HALL PARK – TORONTO, ON

New Pedestrian Park Bridge

DOWNSVIEW
PARK

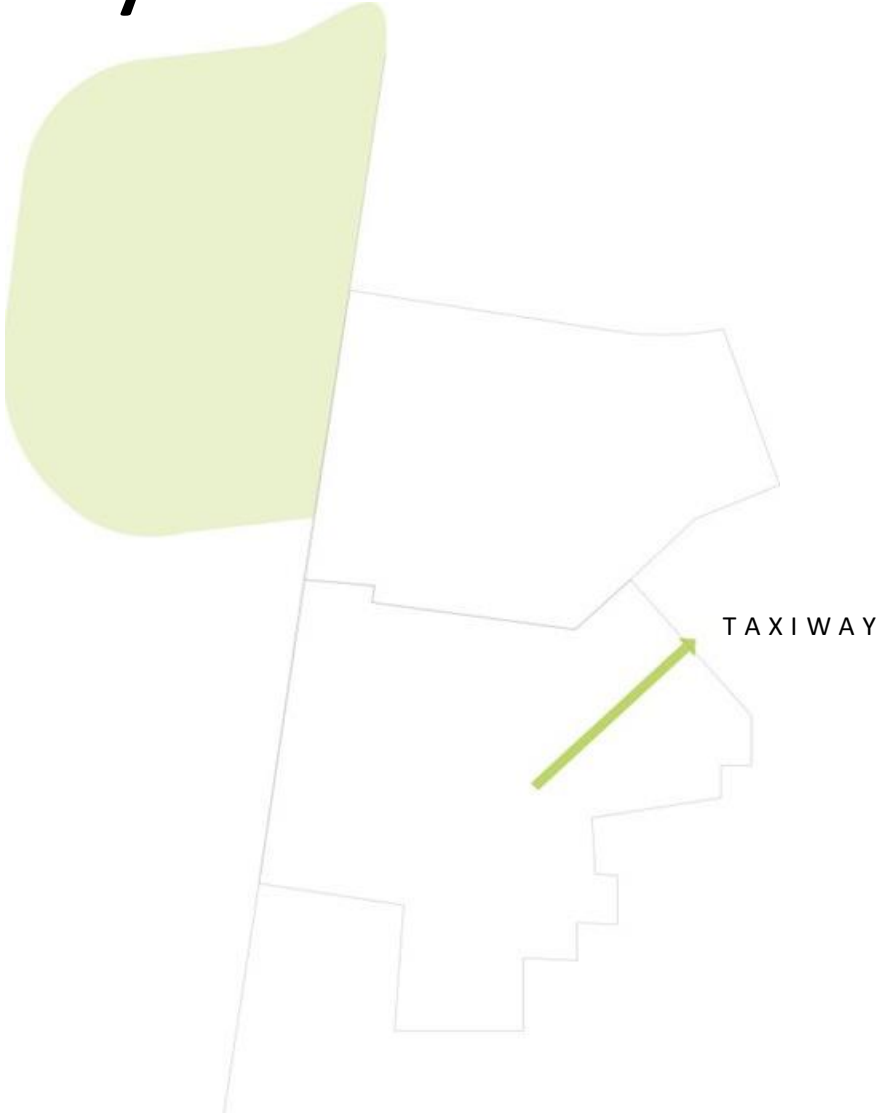


THE HIGH LINE – MANHATTAN, NY



RAIL PARK – PHILADELPHIA, PA

Taxiway



MAIN ST – GREENVILLE, SC



WHARF ST – WASHINGTON, DC

Mobility

- ▶ A pedestrian-centered community
- ▶ New roads, cycle routes and pedestrian paths
- ▶ Connections to existing transit services

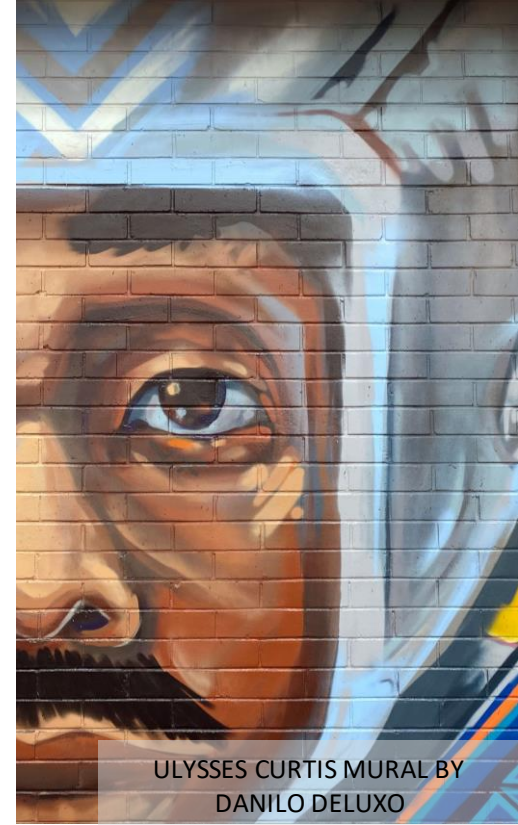


Arts & Culture

- ▶ A place rich in arts and cultural programming
- ▶ Reflecting diverse and local voices
- ▶ Indigenous place-keeping
- ▶ Integrated public art and new infrastructure



DOWNSVIEW WIND ROSE BY
CHRIS AND GREG MITCHELL
FUTURE SIMPLE STUDIOS



ULYSSES CURTIS MURAL BY
DANILO DELUXO



PAINTED PATH TIGER BY
JIEUN JUNE KIM

Innovation & Employment

- ▶ Industries of the future including life sciences, tech, and film and digital media
- ▶ A mix of enterprises, including mature businesses, institutional uses, start-ups and incubators
- ▶ Local workforce development and economic opportunities



What's Next?

2021

NOVEMBER

DECEMBER

2022

JANUARY

FEBRUARY

MARCH

APRIL

MAY

- ▶ Pop-up Event
Nov 20
- ▶ Virtual Townhall
Nov 24
- ▶ Online Survey
- ▶ Pop-up Event
Nov 27
- ▶ Indigenous Sharing
Circle Nov 25
- ▶ Online Survey
- ▶ Online Feedback Form
Youth Engagement
- ▶ Online Feedback Form
African, Caribbean
& Black Engagement
- ▶ Emerging 1st District
Plan
- ▶ Virtual Townhall
- ▶ Indigenous Sharing
Circle
- ▶ Pop-up Events
- ▶ Online Survey
- ▶ Online Survey
- ▶ 1st District Plan
Submission to the City
of Toronto

We want to hear from you...

What do you like?

What don't you like?

What's missing?

What's the best way to connect with you?

Thank you!

Visit NorthcrestTogether.ca:

- ▶ Take the survey
- ▶ Join our mailing list

Follow Us [@Northcrestdev](https://twitter.com/Northcrestdev)



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